

009.A

0002

0065.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

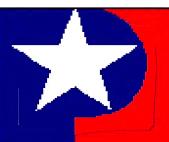
332,700 / 332,700

USE VALUE:

332,700 / 332,700

ASSESSED:

332,700 / 332,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

Legal Description		User Acct
		57413
GIS Ref		
GIS Ref		
Insp Date		10/13/17
10/13/17		

OWNERSHIP

Unit #: 65

Owner 1: DAVIDOW RACHEL B

Owner 2:

Owner 3:

Street 1: 12 POND LN UNIT 65

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HESTIA PROPERTIES LLC -

Owner 2: -

Street 1: 21 AVON PL

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6032																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																											
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																														
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																														
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																														
Prime Wall: 7	- Brick			A HBth: 1	Rating:																														
Sec Wall: 1	%			OthrFix: 1	Rating:																														
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID																											
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																											
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																											
View / Desir: N	- NONE			Frl: 0	Rating: Average			Other																											
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																											
Grade: C	- Average							Lvl 2																											
Year Blt: 1972	Eff Yr Blt:							Lvl 1																											
Alt LUC:	Alt %:							Lower																											
Jurisdict:	Fact: .							Totals				RMs: 3	BRs: 1	Baths: 1	HB: 0																				
Const Mod:																																			
Lump Sum Adj:																																			
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN																							
Avg Ht/FL: STD				Location: LS - Left Side				Exterior:	No Unit			RMS	BRs	Baths	FL																				
Prim Int Wal: 2	- Plaster			Total Units: 1				Interior:	1			3	1	0																					
Sec Int Wall: 1	%			Floor: 6 - 6th Floor				Additions:																											
Partition: T	- Typical			% Own: 1.730900049				Kitchen:																											
Prim Floors: 4	- Carpet			Name: 17 - 6032				Baths:																											
Sec Floors: 1	%			DEPRECIATION				Plumbing:																											
Bsmnt Flr: 1				Phys Cond: AV - Average	28. %			Electric:																											
Subfloor: 1				Functional:	%			Heating:																											
Bsmnt Gar: 1				Economic:	%			General:	Totals			1	3	1																					
Electric: 3	- Typical			Special:	%																														
Insulation: 2	- Typical			Override:	%																														
Int vs Ext: S				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																			
Heat Fuel: 1	- Oil			Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten										
Heat Type: 3	- Forced H/W			Size Adj.: 1.35959888								GLA	Gross Liv Ar	698	463.780	323,717																			
# Heat Sys: 1				Const Adj.: 1.04957998																															
% Heated: 100	% AC: 100			Adj \$ / SQ: 463.778																															
Solar HW: NO	Central Vac: NO			Other Features: 32744																															
% Com Wal	% Sprinkled			Grade Factor: 1.00																															
MOBILE HOME				NBHD Inf: 1.29999995																															
Make: []				NBHD Mod: []																															
Model: []				LUC Factor: 1.00																															
Serial #:				Adj Total: 463399																															
Year: []				Depreciation: 130679																															
Color: []				Depreciated Total: 332721																															
SPEC FEATURES/YARD ITEMS																																			
PARCEL ID 009.A-0002-0065.0																IMAGE																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc																	
More: N																Total Yard Items: []				Total Special Features: []				Total: []											